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**We Put Our Customers First**



The City of Miami Beach provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is a policy of The City of Miami Beach to comply with all of the requirements of the American with Disabilities Act."

## **CITY OF MIAMI BEACH**

**Building Department**  
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## **CITY OF MIAMI BEACH**

# **Permit Expiration/ Renewal Amnesty Ordinance (02-44) Guideline**

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First Everyday**



**Tel: 305-673-7610**

# **South Florida Building Code**

Permits issued prior to March 1, 2002 under the South Florida Building Code that have expired without final inspections, or any building or structure built without proper permits in which the work performed commenced prior to March 1, 2002 may comply with the requirements of Miami-Dade County Ordinance 02-44. for the permit renewal or obtain a new permit under the Florida Building Code.

## **PERMIT EXPIRATION/RENEWAL AMNESTY ORDINANCE 02-44 .**

### **Section 8-11. Existing Buildings.**

(g)(1) An existing building under Chapter 34 of the Florida Building Code includes any building or structure built with proper permits and completed with all mandatory inspections and for which a Certificate of Completion or Occupancy has been issued and any building or structure, including any part thereof as well as any addition or repair, built without proper permits in which the work performed commenced prior to March 1, 2002 or permits obtained under the South Florida Building Code which expired without Certificates of Completion or Occupancy having been issued.

(2) A Certificate of Completion or Occupancy for any existing building built without proper permits or permits which expired may be obtained by applying to the Building Official and fulfilling the following conditions:

(a) the owner shall furnish a set of as-built plans of the building or structure:

(b) the owner shall furnish an as-built certificate satisfactory to the Building Official issued by a Florida registered engineer or architect and attesting that to the best of his or her knowledge, belief and professional judgment and based on his or her inspection of the structure, the structure:

(1) is structurally sound; and

(2) satisfies the requirements of the Code in effect at the time the work was commenced, indicating the date the work on the structure was commenced from the best available records and the requirements of the Code in effect on that date; and

(3) complies with all requirements of the current code identified in Section 8-11(g)(2)(c) below: and,

(4) complies with the permit application and plans approved by the Building Official, if applicable.

(c) the owner shall comply with the following life safety requirements of the current Building

Code:

(1) Means of egress or escapes

(2) Requirement of shutters

(3) Residential single station smoke detectors— installed in accordance with NFPA (1999 edition)

(4) Requirement for ground fault interrupters

(5) Requirement for full size pressure and temperature relief valved lines on all water heaters

(6) Handicapped access requirements

(7) All gas piping systems shall be bonded to ground

(8) Handrails shall be inspected and replaced, if necessary, in full compliance with requirements of current Building Code.

- (3) The as-built certificate shall contain a narrative description of the methodology utilized to make the determination set forth in the as-built certificate. In issuing the Certificate of Completion or Occupancy, the Building Official shall be entitled to rely on the accuracy of the as-built certificate.
- (4) Prior to issuing the Certificate of Completion or Occupancy, the Building Official shall conduct an inspection to determine, to the best of his or her ability given the nature of the construction:
- (1) that the plans submitted reflect the present state of the structure; and
  - (2) That the construction complies with the Building Code in effect at the time the work was commenced; and
  - (3) That the structure complies with all requirements of the Building Code identified in Section 8-11 (g)(2)(c) Ordinance 02-44
  - (4) That the as-built certificate represents accurately the conditions of the structure.

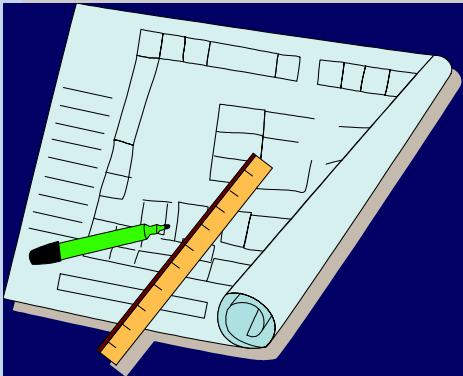
Notwithstanding the provisions of this section, the Building Official may at all times continue enforcement of the Code through any authorized means including issuance of a Notice of Violation, recording of the same, commencement of a case before the Unsafe Structures Board and/or the issuance of a civil violation notice. This section shall not be construed or serve as a defense against any enforcement action brought by the Building Official based on the current requirements of the Code.

The Building Official shall establish a fee for processing applications and to conduct any testing done pursuant to this section.

**GUIDELINE FOR RENEWAL OF EXPIRED  
ROOF PERMITS.  
( WITHOUT FINAL INSPECTIONS )**

Roofing permits issued prior to March 1, 2002 and after October 1, 1994, under jurisdiction of the South Florida Building Code shall comply with the following guideline:

- Under Miami-Dade County Amnesty Ordinance 02-44, a state of Florida duly licensed architect or engineer, may provide an as-built certification letter, signed and sealed, certifying that the roof is in compliance with the code in effect at the time of the roof installation.
- The as-built letter shall state the approximate date of the roof installation.
- The as-built letter shall state the product approval number of the approved roofing system and state that the underlayment and the fasteners were visually inspected by plugging the roof. In lieu of plugging of the roof an uplift test is acceptable.
- An application for the renewal of the roof permit must be submitted by a licensed roof contractor.
- Upon submittal of the required documents the City Roofing Inspector will review the as-built letter for compliance with the code in effect at the time of the roof installation.



**FLORIDA BUILDING CODE**

**PERMIT EXTENSIONS PROCEDURES:**

All permits applied for and issued after March 1, 2002 shall comply with the following.

FBC Section 104.5.1.4

To extend a permit for a period of 180 days from the date of expiration a request for an extension shall be made prior to the expiration date that appears on your permit.

To obtain an extension, the permit holder must complete a permit extension application, requesting the permit extension and submit it to the Building Department prior to the permit expiration date. The fee for a permit extension is sixty-five (\$65.00) dollars. All permit extensions shall be reviewed by the Building Official. **\*(After October 1, 2003, the cost of a permit extension will be seventy five dollars (\$75.00)).**

**PERMIT EXPIRATION (FBC 104.5.1.1)**

If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, **a new permit covering the proposed construction shall be obtained before proceeding with the work.**

**CONDITIONS OF THE PERMIT  
(FBC104.5.1.3)**

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced.

In addition, work shall be considered to be in active progress when the permit has received an approved inspection within 180 days.

Upon submittal of the as-built letter and the as-built plans required by the Amnesty Ordinance, the documents will be reviewed for compliance with the Ordinance and the applicable codes.



**We Are Here To Help!**

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